



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

Range Road 44
Rural Cypress County, Alberta

MLS # A2326667



\$325,000

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	Irregular Lot, Open Lot, Pie Shaped Lot		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Medicine Hat
Basement:	-	LLD:	9-12-4-W4
Exterior:	-	Zoning:	A2
Foundation:	-	Utilities:	-
Features:	-		

Major Use: See Remarks

Discover the potential of this exceptional 15.15 acre parcel just slightly east of the Dunmore weigh scale, on the north side of the highway. This is highway frontage and visibility right on the Trans Canada Highway. Offering endless possibilities for future development. Formerly known as the Wayside Kitchen Site, this property is ideally situated approx 10 km from Medicine Hat with excellent exposure along the Trans Canada highway and bordering CP Rail. Its highly visible location and convenient access make it a unique opportunity with wide ranges of potential uses. Starting on the south west corner and running along the south side is the old road base. If you are old enough to remember when Alberta had those public camp kitchens along the highways with a good road in and a big turn around area, this is what that was and the high quality road base still exists. **RIGHT ON THE #1 HIGHWAY WITH EXCELLENT TRUCK ACCESS.** 100 Amp power in place. Three phase close by. Good modern water well. Fibre Optic cable ran.